

**HIGHLAND BOARD OF ZONING APPEALS**  
**Minutes of the Meeting of**  
**May 22, 2019**

The Highland Board of Zoning Appeals met on May 22, 2019 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland IN. Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Martini.

**ROLL CALL:** Present were Board Members Mr. Martini, Mr. Grzynski, Mr. Leep and Mrs. Murovic. Also present was Building Commissioner/Zoning Administrator, Mr. Ken Mika.

**MINUTES:** The minutes of the April 24, 2019 meeting were approved as posted.

**ANNOUNCEMENTS:** The next meeting of the Board of Zoning Appeals to be June 26, 2019 at 6:30 p.m.

**COMMUNICATIONS:** None

**Old Business: Approval of Findings of Fact for Sheryle & Trevor Bozich of Wicker View Rentals, 8629 Osborn Road, Highland, IN 46322,** requesting a use variance to maintain residential use of property, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

Mr. Martini motioned to approve the Findings of Fact. Mr. Grzynski seconded and it unanimously passed with a roll call vote of 4 – 0.

**Old Business: Approval of Findings of Fact for Jose Arellano of Trebol, LLC, 2125 Ridgewood Street, Highland, IN 46322,** requesting a use variance to maintain residential use of property at 2519 Highway Avenue, Highland, IN 46322, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

Mr. Martini motioned to approve the Findings of Fact. Mr. Leep seconded and it unanimously passed with a roll call vote of 4 – 0.

**Old Business: Approval of Findings of Fact for Jose Arellano of Trebol, LLC, 2125 Ridgewood Street, Highland, IN 46322,** requesting a use variance to maintain residential use of property at 2527 Highway Avenue, Highland, IN 46322, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

Mr. Grzyski motioned to approve the Findings of Fact. Mr. Martini seconded and it unanimously passed with a roll call vote of 4 – 0.

**Old Business: Approval of Findings of Fact for Steven & Jacqueline Keller, 2017 Azalea Drive, Highland, IN 46322,** requesting a use variance for a childcare facility located at 2617 45<sup>th</sup> Street, Highland, IN 46322. {HMC 18.35.040} Permitted uses in a B-1 District do not include daycare.

Mr. Leep motioned to approve the Findings of Fact. Mr. Martini seconded and it unanimously passed with a roll call vote of 4 – 0.

**Old Business: Approval of Findings of Fact for Diana Rodriguez, 8830 Idlewild Avenue, Highland, IN 46322,** requesting a variance to exceed accessory structure square footage allowance by 222 square feet. {HMC 18.05.060 (F) (5)} In zoning district R-1A, R-1, R-2 or R-3, the summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

Mr. Grzyski motioned to approve the Findings of Fact. Mr. Martini seconded and it unanimously passed with a roll call vote of 4 – 0.

**New Business: None**

**BUSINESS FROM THE FLOOR: None**

**ADJOURNMENT: Motion: Mr. Grzyski Second: Mr. Martini Time: 6:35 p.m.**